

## JOINT SCHOOL FACILITIES COMMITTEE

Henderson County Board of Commissioners (HCBC) and Henderson County Board of Public Education (HCBPE)

### MINUTES

July 27, 2022

10:00 a.m.

<https://vimeo.com/740028480>

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Committee Members Present: David Hill (Commissioner and Committee member, HCBC)  
J. Michael Edney (Commissioner and Committee member, HCBC)  
Amy Lynn Holt (Committee member, HCBPE)  
Blair Craven (Committee member, HCBPE)

Also Present Was: John Mitchell (County Manager)  
Amy Brantley (Assistant County Manager)  
Chris Todd (Business and Community Development Director)  
Samantha Reynolds (Finance Director)  
Bryan Rhodes (Capital Project Manager)  
David Berry (Construction Manager)  
Denisa Lauffer (Henderson County Clerk to the Board)  
Kathy Finotti (PIO – Videotaping)

Henderson County

Public Schools:

Mark Garrett (Superintendent, HCPS)  
Carl Taylor (Chief Administrative Officer, HCBPE)

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### **CALL TO ORDER**

Chairman Craven called the meeting to order and welcomed those in attendance.

### **APPROVAL OF AGENDA**

*Commissioner Hill made the motion to approve the agenda as presented, Chairman Craven seconded the motion. All voted in favor, and the motion carried.*

### **APPROVAL OF MINUTES**

*Vice-Chair Holt made the motion to approve the minutes of March 21, 2022, Chairman Craven seconded the motion. All voted in favor, and the motion carried.*

### **DISCUSSION OF MAINTENANCE, REPAIR, TECHNOLOGY, AND SAFETY ALLOCATIONS FOR FY2023**

In 2018 the Board of Commissioners discussed the long-term Capital Project needs for School Facilities. The Board recognized an investment needed to be made to protect earlier investments in County school facilities. At that time, the School Board selected Novus Architects and Harper Construction to analyze the facilities and compile a "Maintenance Needs" list. Once that list was completed, the Committee worked through the numbers presented and noted the numbers were "quite large." There was an escalation factored into those numbers. However, the escalation originally included does not keep up with current inflation on the national level.

David Berry stated that while most projects have been completed on time and on budget, a few projects started in late spring would be rolling into Fiscal Year 22-23. Henderson County Public Schools projects include the Middle and High School Security Cameras, West Henderson High School Roofing, the Maintenance Warehouse, the Bus Garage Advanced Planning and Design, the West Henderson High School Renovation/Addition, and the Central Office Contingency/Strategic Capital. MRTS projects rolling over for Blue Ridge Community College include the Flat Rock Furniture, Sink Boiler Repair, and the Spearman HVAC projects. These projects are ongoing projects included in the Fiscal Year 2021-2022 Budget, and funds to complete the projects will be provided from that (FY21-22) budget.

Approved: October 25, 2022

**HENDERSON COUNTY PUBLIC SCHOOLS**  
**FACILITIES MAINTENANCE AND REPAIR, TECHNOLOGY AND SECURITY INITIATIVE PROJECTS**  
**PLANNED AND ACTUAL EXPENDITURES FUND 44**

	FY 21-22		FY 22-23	
	PLANNED	ACTUAL	PLANNED	ACTUAL
<b>ELEMENTARY SCHOOLS</b>				
Combined Elementary School Projects				
SC-1	Security Cameras			\$ 700,000
Etowah				
PV-1	Paving	\$ 50,000	\$ 53,660	
Hendersonville				
PV-1	Paving	\$ 70,000	\$ 67,205	
Upward				
ES-4	Main Entrance/Cafeteria	\$ 702,000	\$ 46	
<b>MIDDLE SCHOOLS</b>				
Combined Middle School Projects				
SC-1	Security Cameras	\$ 350,000	\$ 430,085	
Apple Valley				
PV-1	Paving	\$ 40,000	\$ 79,830	
Rugby				
MS-7	Secure Main Entrance	\$ 298,010	\$ 293,745	
<b>HIGH SCHOOLS</b>				
Combined High School Projects				
SC-1	Security Cameras	\$ 400,000	\$ 315,525	
East				
RF-1	Gym Roof Replacement	\$ 200,000	\$ 147,565	
North				
HS-2	Paving	\$ 130,000	\$ 93,250	
West				
HS-4	Paving	\$ 95,000	\$ 57,012	
HS-5	Y-Hall Classroom Roofs	\$ 95,000	\$ 150,640	
HS-6	V-Hall Classroom Roofs	\$ 80,000	\$ 99,210	
HS-7	Renovation and Addition	\$ 2,000,000	\$ 57	\$ 3,000,000
<b>SYSTEM WIDE PROJECTS</b>				
SW-3	Contingency	\$ 384,674	\$ -	\$ 392,792
SW-4	Project Empower Chromebooks	\$ 300,000	\$ -	\$ 300,000
SW-U	Unallocated			\$ 239,632
PVAE-1	Paving A&E Services	\$ 14,000	\$ 14,500	
PVAE-1	Paving - Unspecified			\$ 500,000
MW-1	Maintenance Warehouse A&E	\$ 21,000	\$ 22,281	
MW-2	Maintenance Warehouse	\$ 350,000	\$ 343,390	
AERF-1	Roofing A&E	\$ 29,750	\$ 29,540	
	Bus Garage Planning & Design	\$ 325,000	\$ 54	
<b>TOTAL</b>		<b>\$ 5,934,434</b>	<b>\$ 2,197,594</b>	<b>\$ 5,132,424</b>

**REVENUES**

3c TRE - Appropriated in Adopted Budget	\$ 4,934,424	\$ 5,132,424
Appropriated throughout the Fiscal Year	\$ -	\$ -
Fund Balance Appropriated	\$ 1,000,010	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 5,934,434</b>	<b>\$ 5,132,424</b>

David Berry said he was directed to obtain the architect for the West Henderson High School Entrance project, and later the decision was made to proceed with the WHHS Science Lab Building at the same time. Staff was then directed to have the architect provide the designs for the complete project. The architect was asked to design the plans so the project could be completed in phases or as one project. The FY22 Budget included 2 million dollars for the project. However, LS3P Architects has provided a quote for their design

fee of \$1,120,000 for the design of the complete project. The \$1.12 million figure represents 8% of a rough estimated total cost of the completion of the WHHS project of \$12-14 million dollars.

John Mitchell reiterated that the original numbers presented for this project were numbers from 2018.

Vice-Chair Holt asked for the numbers from 2018. Chairman Craven stated those numbers were \$9 million for the Science Wing and \$2-3 million for the Front Entrance. Again, those numbers did include projected escalation.

John Mitchell believes there is escalation beyond what the original architect predicted in 2018. David Berry added that priorities and projected numbers need to be reviewed yearly during the budget process to ensure the accuracy of the numbers presented.

John Mitchell said the Bus Garage project is a similar scenario. An amount was allocated and set aside in the FY21-22 Budget for the projected cost of the Architectural and Design work for the bus garage project. David Berry stated that Clark-Nexsen was selected through the RFQ process for the Bus Garage, and in the FY21-22 MRTS numbers, there was \$325,000 allocated for Architectural & Engineering costs. Clark-Nexsen's proposal that staff had in hand was \$257,800, which was within the budgeted amount of \$325,000. That original number was based on 7% of the projected costs of 3 million dollars for the bus garage. If the proposal for the bus garage project is approved, we expect a change order from the architect for the actual cost of the bus garage in today's economy. The 3 million dollars projected cost at the time of the proposal has now increased to \$10-\$12 million. That increased figure was an "off the cuff" estimate of what the Bus Garage would cost based on the needs put forth by the School Board, which would compare to the Emergency Services building constructed several years ago.

John Mitchell proposed the architect look at the numbers and offer a revision to the projected costs. We must gain the knowledge of the Capital needed for these projects in three to five years to proceed.

Commissioner Edney clarified that the \$10-\$12 million is for construction costs and does not include property.

Chairman Craven agreed that the Bus Garage project needs a fresh set of eyes and a revised plan. He noted that \$3-\$12 million is not a "jump"; it is astronomically different than what was initially projected. He continued that the WHHS project has two phases; the front entrance, which must be completed as soon as possible for safety concerns, and the Science Wing addition. The latter being something that could be moved out 3-5 years or more.

Vice-Chair Holt stated that Upward Elementary and the West Henderson High School Entrance are significant safety concerns and need to be addressed.

David Berry said the Upward project was put on hold when the COVID-19 epidemic began. The original budget of \$702,000 went to \$850,000 and then to \$1,058,000 to \$1,083,000. In the fall, it was determined that a new RFQ was needed for the contractor. That was done per state statute requirements, and again Carolina Specialties was selected as the contractor of choice, which was subsequently approved by the Board of Commissioners. The new proposal is in hand, and the updated cost for the Upward Road project is \$1,253,241. Approximately \$175,000 more than the last price previously given. County staff is comfortable moving forward with the contract with Carolina Specialties. The original \$702,000 remains in the MRTS budget that has continued to "roll over," and combined contingency and un-allocated funds would be more than enough to offset the difference. David Berry said county staff was seeking direction on how to proceed with the project.

Chairman Craven and Vice-Chair Holt said they want to get the project moving.

Samantha Reynolds said the combined total was \$1,410,000, so ample funds will be available for the project.

Amy Brantley explained that the County funds at the \$0.03 rate when the tax valuation had a slight increase, and she has added \$239,000 into unallocated funds.

Chairman Craven said it would be wise to move the unallocated funds along with the 2022 Contingency funds and the \$702,000 and leave the 2023 Contingency funds alone.

John Mitchell proposed that this be brought before the Board of Commissioners to review the proposal and the pricing and ultimately vote on the matter.

David Berry said Chief Administrator Officer Carl Taylor and his staff would put together an updated list of priorities in a spreadsheet that includes project estimates.

Chairman Craven said the School Board would look at the WHHS and Bus Garage projects again, update the numbers, and come back to the County with how they would like to move forward with those projects and what takes priority.

Henderson County Public Schools Superintendent Mark Garrett said he recently had experience with building projects he was involved in during 2020-2021. He believes updating the ten-year plan, and estimated costs is a good idea.

David Berry suggested the Board go back to the original architects for the West Henderson and Bus Garage projects to get the updated pricing.

Chairman Craven asked who owns the original plans for the project that Novus did. John Mitchell answered that the School Board owns the plans.

For Clarity, John Mitchell stated his understanding was that the School Board and Administration would look at the West Henderson and Bus Garage projects with the existing architects before it is brought before the Board of Commissioners. He said the quote from LS3P for 8% percent was unacceptable; that is not how the County conducts business.

The Upward project will be brought before the Board of Commissioners as ready to move forward.

John Mitchell commended David Berry and offered his appreciation for the excellent work Mr. Berry has done for the County.

Carl Taylor echoed Mr. Mitchell's comments. He also noted that the 3 million dollars shown on the spreadsheet allocated to West Henderson for this current fiscal year were supposed to be allocated to the Bus Garage. West Henderson had \$2 Million allocated for both design and build.

Jimmy Brissie provided an overview of the EMS Service needs identified by the Board of Commissioners. County staff has been searching for property in the Fletcher area and has looked at properties owned by the County and the Town of Fletcher. During the search, informal discussion began about utilizing property at Fletcher Elementary School for the Fletcher EMS Station. Since that time, due diligence and a feasibility study have been conducted.

# Fletcher EMS Station

- BOC approved a 24-hour ambulance and staff during 2016
- Working with Fletcher Fire & Rescue we identified space at their main station for the crew to temporarily utilize (daytime only). The living space the EMS crew is occupying at the Fire Station limits the Fire Department's ability to provide additional quarters for female firefighters or increasing needed staff, it also has restricted their apparatus space.
- The staffing for this ambulance operate out of the EMSC in Balfour at night. The Fletcher community is partially served by ambulances out of Mills River, Edneyville or the EMSC during the evening. A 24-hour truck based in Fletcher will improve response times to the Fletcher community at night.
- An average of 12% of all EMS calls are in the Fletcher Fire District, it is one of the fastest growing EMS districts.



PERFORMANCE SUMMARY	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Estimate	TARGET
Annual EMS Dispatches	13,563	14,233	15,063	15,414	14,350	14,329	15,000	15,000
Average response time (min/sec)	7:51	7:52	7:41	7:56	8:53	9:07	9:09	9:00

## Facility Evaluation

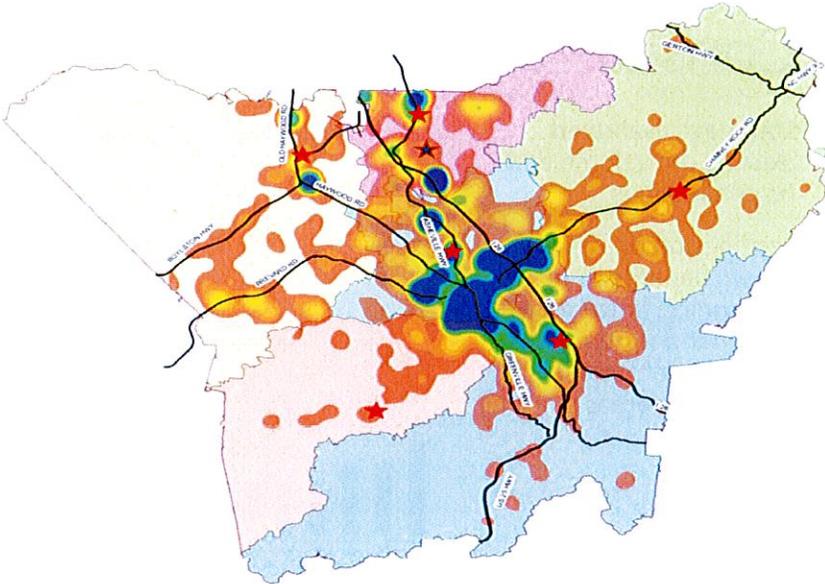
- During 2019 staff began working with stakeholders to develop a long-term facility solution for the 24-hour crew
  - Solutions evaluated:
    - Expansion of the existing fire station
    - Public & private partnerships
    - Colocation with planned projects
- After careful evaluation it was determined the best solution to meet the needs of the northern part of Henderson County would be the construction of a new EMS substation
- Property evaluation began during 2020 and continued into 2021

### EMS Response Heat Map

Data shows areas of multiple/repeat calls that are in close proximity to each other.

Areas not colored do not have multiple EMS calls in close proximity of each other.

Blue areas represent the highest EMS call volume in an area.



# Property Search

- Numerous market properties were evaluated for location and other potential community uses
- After an expansive search staff began evaluating properties owned by Henderson County and the Town of Fletcher for feasibility
- During the search staff began the informal discussion about using part of the Fletcher Elementary School parcel
- Working with the County Engineer staff conducted preliminary due diligence and a feasibility assessment



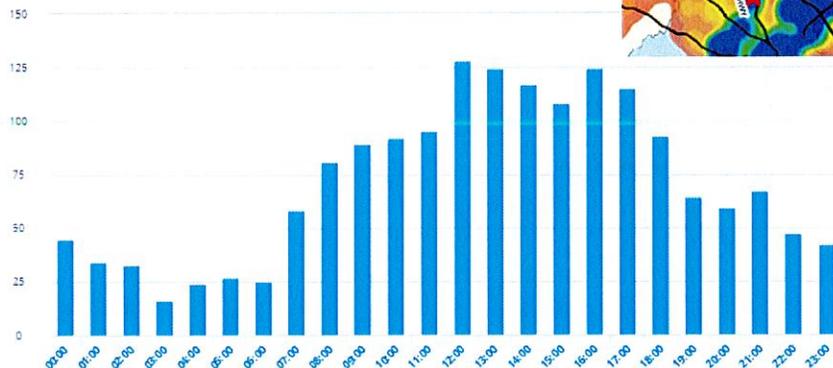
# Facility Needs



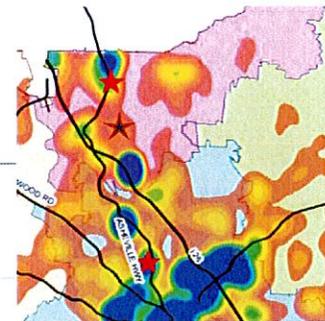
- Space for housing a 24-hour EMS crew
  - Living quarters
  - Administrative space
  - Apparatus space
  - Storage for additional disaster response equipment
- Room for future growth
  - Second EMS crew
  - Other Public Safety partners

# Considerations

- Staff have evaluated existing call volume and response times
- Existing stations have shown benefits to responding "into" areas of higher density verses responding "out of" these same areas



Fletcher EMS district incidents by hour of day



Vice-Chair Holt went on record to voice traffic concerns with the Fletcher Elementary School location.

Chairman Craven asked what size the parcel and proposed building would be. Jimmy Brissie replied that the property is around half an acre, and the building would be approximately 5000 square feet. Craven also noted concerns regarding school traffic. He proposed the need for a traffic study.

Vice-Chair Holt said she would like to see a dedicated lane for emergency traffic. Commissioner Hill explained that the DOT would require a drive permit, and they will work with the architect and engineers to facilitate the traffic concerns.

Chairman Craven asked Mr. Brissie the approximate number of calls received between 8:00 a.m. to 3:00 p.m. Mr. Brissie said in a given year, that would fall in the range of about 600 calls during school day hours. About 1,400 calls a year go out of that station.

John Mitchell stated he does not anticipate the Board of Commissioners would ever approve anything that may potentially damage the school. Their interest in the safety of the kids and the parents is paramount. He said all the necessary due diligence would be completed on this project before it moves forward.

Chairman Craven asked for the project timeline. Jimmy Brissie said some preliminary design work is already completed; he estimates approximately six months to complete the architectural design and traffic study work, with about a twelve to eighteen-month build.

Commissioner Edney stated this project was a relatively high priority for the Board of Commissioners.

Chairman Craven asked what the School Board would receive in return if they gave the County the half-acre parcel for the EMS Station. In a moment of levity, Commissioner Edney said the County had purchased the property for the School Board in the first place.

Chairman Craven asked if the County would be willing to trade the Fassifern property. Commissioner Edney said the Board of Commissioners could certainly talk about it. Commissioner Hill said we would essentially be trading for property the county already owns, so his opinion would be no, they would not trade. But, the Board is always willing to talk.

Chairman Craven's concern is the students running down the road to the middle school for football practice. He said the Fassifern property would allow Hendersonville High School to have a practice field similar to other county high schools. He would like the Board of Commissioners to give the property swap their consideration. He added if that swap did happen, the School Board would handle with their funds whatever needs to be done to the Fassifern property (leveling, grassing, seeding, or whatever the case may be) to get the site ready for the school to use.

Commissioner Edney stated that Hendersonville High School now has a turf field, so there is no need to worry about wear and tear by using the football field as a practice field.

Commissioner Hill noted that the Fletcher EMS Station is pretty much a done deal, the County has the money for it, so unless something unanticipated happens, it will happen.

Commissioner Hill requested that the School Board provide a preliminary proposed budget in advance of the deadline for the next fiscal year to allow the Board of commissioners enough time to review it. Vice-Chair Craven said they would certainly try to do that.

Commissioner Edney to be sure the School Board's next budget includes a line item for yearbooks for the career academy.

Motion:

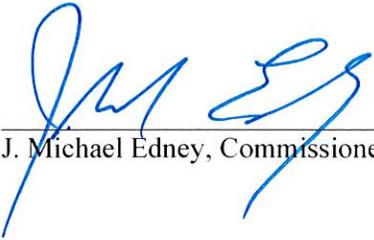
*Blair Craven made the motion to adjourn at 11:18 a.m. All voted in favor, and the motion carried.*

**ADJOURN**



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Denisa Lauffer, Clerk to the Board



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J. Michael Edney, Commissioner